106.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,202,000 / 1,202,000
					USE VALUE:	1,202,000 / 1,202,000
					ASSESSED:	1,202,000 / 1,202,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EAST ANDREW W &
Owner 2:	HOWSON LAURA E
Owner 3:	
Street 1:	11 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACHIN MICHAEL L & LAUREN A -
Owner 2:	-
Street 1:	11 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,005 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 3028 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9005.000	710,900	8,000	483,100	1,202,000
Total Card	0.207	710,900	8,000	483,100	1,202,000
Total Parcel	0.207	710,900	8,000	483,100	1,202,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.96 | /Parcel: 396.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	710,900	8000	9,005.	483,100	1,202,000	1,202,000	Year End Roll	12/18/2019
2019	101	FV	545,900	8400	9,005.	483,100	1,037,400	1,037,400	Year End Roll	1/3/2019
2018	101	FV	545,900	8400	9,005.	414,100	968,400	968,400	Year End Roll	12/20/2017
2017	101	FV	545,900	8400	9,660.	397,500	951,800	951,800	Year End Roll	1/3/2017
2016	101	FV	531,300	8400	9,660.	340,700	880,400	880,400	Year End	1/4/2016
2015	101	FV	525,100	8600	9,660.	305,200	838,900	838,900	Year End Roll	12/11/2014
2014	101	FV	525,100	8600	9,660.	282,500	816,200	816,200	Year End Roll	12/16/2013
2013	101	FV	525,100	8600	9,660.	269,400	803,100	803,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8387

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACHIN MICHAEL	1487-77		3/31/2016		1,134,375	No	No		
WEILAND ALEX &	1408-75		11/30/2011		829,000	No	No		
ROSENBERG JEFFR	1172-19		5/30/1997		444,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2017	1441	Re-Roof	2,800	C				
10/23/2017	1399	Solar Pa	4,419	C				
4/14/2016	457	Insulate	6,683					insulate
2/26/2016	191	Redo Bat	35,000		2/26/2016			Update master bath
9/13/1996	478		180,000					NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2017	SQ Returned	MM	Mary M
11/8/2016	Measured	DGM	D Mann
11/8/2016	Permit Visit	DGM	D Mann
6/27/2012	External Ins	BR	B Rossignol
2/3/2012	MLS	EMK	Ellen K
6/1/2009	Measured	189	PATRIOT
4/10/2000	Inspected	264	PATRIOT
10/26/1999	Measured	243	PATRIOT
9/4/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9005		Sq. Ft.	Site		0	70.	0.77	4									483,107						483,100	

Total AC/HA: 0.20673 | Total SF/SM: 9005 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,107 | Spl Credit | Total: 483,100

USER ACCT

68081

GIS Ref

GIS Ref

Insp Date

11/08/16

!8387!

PRINT

Date	Time
12/10/20	22:57:47

LAST REV

Date	Time
11/17/17	11:16:41

danam

USER DEFINED

Prior Id # 1:	68081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99676353
Const Adj.:	0.99989998
Adj $ / SQ:	124.583
Other Features:	111562
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	725362
Depreciation:	14507
Depreciated Total:	710854

COMMENTS

NEW HOUSE PERMIT 9/13/96 OF=SHOWER IN MASTER FB,SINK IN MASTER FB AND SINK IN BMT. See deed 1487:77 for land SF change.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

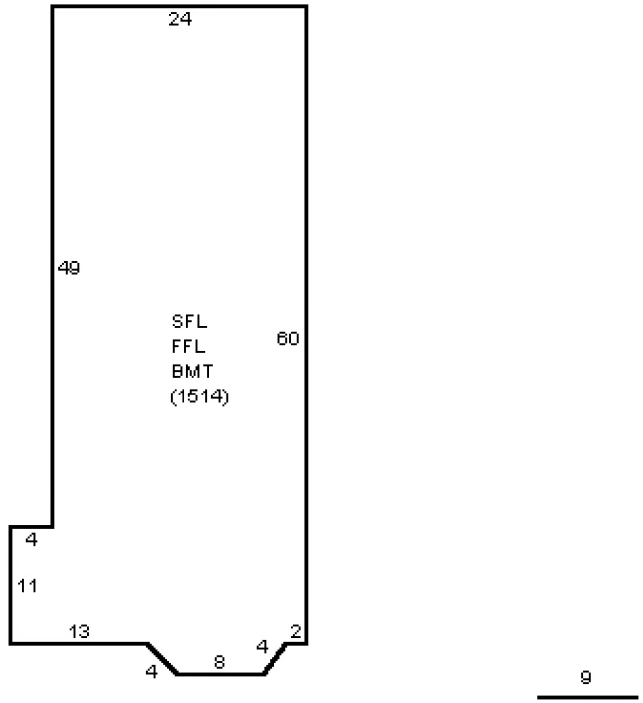
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.70
Special Features:	0	Val/Su Net:	156.52
Final Total:	710900	Val/Su SzAd	234.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,514	37.370	56,586
FFL	First Floor	1,514	124.580	188,619
SFL	Second Floor	1,514	124.580	188,619
	Net Sketched Area:	4,542	Total:	433,824
Size Ad	3028	Gross Are	4542	FinArea 3028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1997	20.68	T	17.6	101			7,500			7,500
19	Patio	D	Y	1	10X12	A	AV	1997	5.38	T	17.6	101			500			500

More:	N	Total Yard Items:	8,000	Total Special Featues:		Total:	8,000

IMAGE

AssessPro Patriot Properties, Inc